

marketplace.
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LA/FITNESS

**retail
space
available
for lease**



St. Petersburg, FL

6802-7088 22nd Avenue N, St. Petersburg, FL



property highlights

829 to 958 s.f. available.

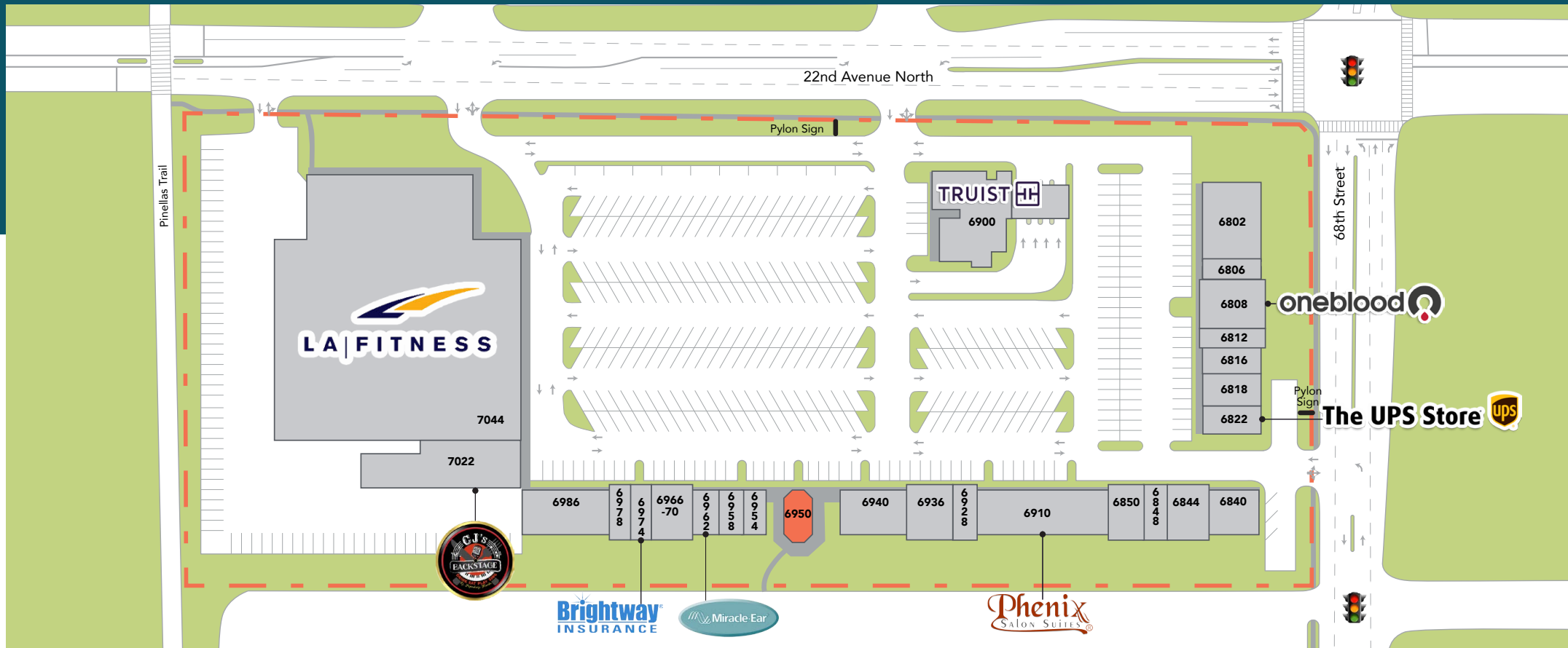
Marketplace Shopping Center is a retail property spanning 90,109 square feet in Pinellas County.

- Situated in the heart of multiple neighborhoods and parallel to Madeira Beach and Treasure Island.
- Key tenants include LA Fitness, UPS, Phenix Salon Suites and Truist Bank, offering a diverse mix of national and local retailers like Stretch Med, St. Pete Running, Athenian Gardens and 100% Chiropractic.
- Brand-new, modern pylon sign constructed for better tenant visibility and overall aesthetic quality.
- LA Fitness rebranded their space from Esporta Fitness in 2024, indicative of the favorable surrounding market.
- Directly across the street from Tyrone Square, an enclosed mall anchored by Dick's Sporting Goods, Dillard's and many others.
- Strong demographics within a 10-minute distance, including a population of 90,979, 42,336 households and an average household income of \$99,330.
- Surrounding affluent population that continues to migrate into the area, resulting in enhanced traffic counts year-over-year.

Key tenants



site plan



| Unit | Tenant |
|---------|-----------------------------|
| 7044 | LA Fitness |
| 7022 | CJ's Backstage |
| 6990 | St Pete Running Co Storage |
| 6986 | St Pete Running Company |
| 6978 | Smooth Wax Lounge |
| 6974 | Brightway Insurance |
| 6966-70 | South Beach Tanning Company |
| 6962 | Miracle Ear |
| 6958 | Stetch Med |

| Unit | Tenant |
|------|---------------------|
| 6954 | Coming Available |
| 6950 | Available Now |
| 6940 | Athenian Gardens |
| 6936 | Paradise Foot Spa |
| 6928 | Westshore Pizza |
| 6910 | Phenix Salon Suites |
| 6850 | HomeTown Vet |
| 6848 | Herbal Flow |
| 6844 | 100% Chiropractic |

| Unit | Tenant |
|------|----------------------|
| 6840 | Clean EatZ |
| 6822 | The UPS Store |
| 6818 | In'Dulgence Nail Spa |
| 6816 | China King |
| 6812 | Any Lab Test Now |
| 6808 | One Blood |
| 6806 | At Lease |
| 6802 | At Lease |
| 6900 | Truist Bank |

TOTAL GLA: 90,109 SF

market aerial

Map Legend

| | |
|--|-------------------------|
| | Subject |
| | Educational Institution |
| | Shopping Center |
| | Point of Interest |

Market Demographics

Population

| | |
|---------|---------|
| 5 Min. | 14,639 |
| 10 Min. | 14,639 |
| 15 Min. | 240,396 |

Households

| | |
|---------|---------|
| 5 Min. | 6,615 |
| 10 Min. | 42,336 |
| 15 Min. | 111,995 |

Average Household Income

| | |
|---------|-----------|
| 5 Min. | \$116,555 |
| 10 Min. | \$99,330 |
| 15 Min. | \$102,034 |

Number of Businesses

| | |
|---------|--------|
| 5 Min. | 886 |
| 10 Min. | 4,326 |
| 15 Min. | 12,483 |

Number of Employees

| | |
|---------|---------|
| 5 Min. | 9,597 |
| 10 Min. | 39,125 |
| 15 Min. | 110,476 |



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